

December 08, 2020 PUBLIC MEETING – (DVP)



1193 St. Paul Street Hotel



aerial view – review context



One Water

RCMP

Site

street view – review context

Ellis Parc – view from east



One Water – view from east



1215 St Paul – New Condos

Paul St 1200
Clement



1215 St Paul Proposal



Thank you

Appendix















BUILDING AND FLOOR AREAS:

	sqf	sqm
L1 LOBBY	1,800	167.2
UNIT TYPE		
A	11	312
A1	18	312
A2	40	312
A3	4	480
A4	4	380
A5	4	312
A6	3	312
A7	3	384
A8	3	312
Subtotal	88	26,858
Total	30,456	2,829

FOOTPRINT AREA FOR BUILDING CLASSIFICATION: 14,010 m² (1,307 sqm)

FIRE PROTECTION:

3.2.4 / 3.2.5 / 3.2.6.

LOCATION OF HYDRANT TO SIAMER CONNECTION	40 m MAX.	3.2.5.5
STANDPIPE/HOSE	YES (IN EACH STAIR SHAFT)	3.2.5.8
SPRINKLERED	YES (NATFA 13)	
FIRE ALARM SYSTEM	YES	3.2.4.1 (2)(b)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

OCCUPANT LOAD

TABLE 3.1.17.1.

L1 - LOBBY	1 person / 2.7 sqm retail x 167.2 sqm	45 persons
L1 - OUTDOOR PARKING AREA	1 person / 4.0 sqm garage x 066.2 sqm	21 persons
L2 HOTEL UNITS	2 person / sleeping room x 19 rooms	38 persons
L3 HOTEL UNITS	2 person / sleeping room x 23 rooms	46 persons
L4 HOTEL UNITS	2 person / sleeping room x 23 rooms	46 persons
L5 HOTEL UNITS	2 person / sleeping room x 23 rooms	46 persons

EXIT FACILITIES

3.1 TO 3.6

REQUIRED EXITS	2 MIN. PER FLOOR	
	min. 800mm clear width as per 3.4.3.2.2(A)	
	min. 1100mm stair width as per 3.4.3.2.2(A)	
DOOR WIDTH	REQUIRED WIDTHS	PROVIDED WIDTHS
L1 LOBBY	6.1mm/person x 45 persons	800 mm
L1 OUTDOOR PARKING (10,400 SF)	6.1mm/person x 21 persons	900 mm
L2 TO L5 HOTEL UNITS	6.1mm/person x 46 persons per floor	800 mm
STAIR WIDTH	REQUIRED WIDTHS	PROVIDED WIDTHS
L2 TO L5 HOTEL UNITS	8.0mm/person x 46 persons per floor	1100 mm
UNITS	min. 1 door @ 800mm (each unit)	30" (814mm) door @ each unit
EXIT THROUGH LOBBY	yes	3.4.4.2
PANIC HARDWARE REQD	yes (at exterior stair doors)	3.4.6.16.(2)
EXIT ENCLOSURE	ok	3.2.5.10
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
EXIT RATINGS REQUIRED:		
STAIR SHAFTS	1 HR (1.5 HR @ Parkade)	3.4.4.1
CORRIDORS	1 HR	3.2.2.8.(4)

REQUIRED FIRE SEPARATIONS

3.1.3.1.

TENANTS / MAJOR OCCUPANCIES		
GROUP C TO C	1 HR	3.1.3.1.
GROUP F3 TO C	1.5 HR	
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

BUILDING CODE REVIEW

OCCUPANCY	GROUP C	GROUP F3	GROUP E
ARTICLE	3.2.2.50	3.2.2.50 (5)	3.2.2.50 (5)
NO. OF STOREYS	5 STOREYS		
NO. OF STREETS FACING	2		
MAX. BUILDING AREA		CODE MAX.	
	1367.36 sqm	1,800 sqm	
CONSTRUCTION TYPE	COMBUSTIBLE (NON-COMBUSTIBLE LEVEL 1)		
SPRINKLERED	YES		
ASSEMBLY RATINGS:			
FLOOR	1 HR (1.5 HR RATING ABOVE PARKADE)		
WALLS / BEARING STRUCTURE	1 HR (1.5 HR RATING FOR PARKADE)		
ROOFS	1 HR		

BUILDING FIRE SAFETY

SMOKE PROTECTION	N/A (SPRINKLERED)	3.2.5.10
FLAME SPREAD RATINGS	COMPLY WITH	3.1.12.2
METAL DECK ASSEMBLIES	N/A	3.1.14.2
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2
ATTIC FIRESTOPS	YES	3.1.11.
MAX. ATTIC AREA	300 sqm	3.1.11.5
MAX. CRAWLSPACE AREA	N/A	3.1.11.6
CONCEALED FLOOR AREA	N/A	3.1.11.5

ACCESSIBILITY REQUIREMENTS

3.8.

	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	YES	YES
ACCESSIBLE WASHROOM	YES	YES
1 PER 40 HOTEL ROOMS	YES	YES
1 PER 20 HOTEL ROOM VISIBLE WARNING SYSTEM	YES	YES

WASHROOM FIXTURES REQUIREMENTS

LEVEL 1 - LOBBY	
1 REQD FOR PUBLIC ACCESS (CONFIRMED AT BP STAGE)	
MIN. 1 REQD / HOTEL UNIT	3.7.3.2.(11)

PARKING CALCULATIONS

STALL SIZE	WIDTH (min)	LENGTH (min)	HEIGHT (min)
FULL SIZE STALL	6'-3"	2.5m	19'-8"
MEDIUM SIZE STALL (40% max)	7'-2"	2.3m	19'-8"
COMPACT SIZE STALL (10% max)	6'-7"	2.0m	11'-2"
DISABLED STALL	12'-0"	5.7m	19'-8"
DRIVE AISLES (2-way RT/ LFT)	22'-0"	7.0m	

PARKING SCHEDULE	
COMMERCIAL USE	1.3 per 100 sqm OFA
ZONING	REQUIRED STALL
TOTAL OFA	2,829 sqm
	36.78

TOTAL PARKING REQUIRED:	37 STALLS
TOTAL PROVIDED:	37 STALLS

PARKING RATIO:	Required	Proposed
FULL SIZE STALL	N/A	17 regular
HC STALL	1	1 bc
MEDIUM SIZE STALL (40% max)	15 max.	15 mc
COMPACT SIZE STALL (10% max)	4 max.	4 cc

NOTE: MEDIUM STALL LABELLED "COMPACT" FOR ZONING.

SPATIAL SEPARATION:

3.2.3.1.D

	SOUTH (FRONT) & WEST WALL	EAST / NORTH WALL
WALL AREA	WINDOW OPENINGS & WALL CONSTRUCTION UNRESTRICTED. SLUG FACES A STREET IN ACCORDANCE WITH 3.2.3.10	NOTE: EQUIVALENCY TO BE PREPARED AT BP APPLICATION TO ADDRESS WINDOWS ADJACENT TO THE PROPERTY LINES.
% PERMITTED		
CONSTRUCTION TYPE		
CLADDING MATERIAL		
REQUIRED RATINGS		

ZONING SUMMARY

1193 St Paul Street Kelowna V1Y 2C6

C7

ADDRESS	1193 St Paul Street
LEGAL DESCRIPTION	Lot 1 Plan B19964107 DL 139
DEVELOPMENT PERMIT AREA	Yes
EXISTING ZONING	I-4 central industrial
PROPOSED ZONING	C-7 central business commercial (HOTEL)
EXISTING LEGAL USE	vacant
GRASSES	Grass/Average Level
NUMBERS OF BUILDINGS	5 story mixed-use building

CRITERIA FOR ALL TYPES OF APPLICATION:

	C7 Central Business Commercial	PROPOSAL (z)
STREET AREA (sqm)	230 sqm	1,390 sqm (5,138 sq ft)
STREET WIDTH (m)	8.0m	44.81m
STREET DEPTH (m)	30.9m	36.96m
OFF-STREET PARKING	37 stall min. (see parking table)	37 stall
PRIVATE OPEN SPACE	N/A	N/A
HEIGHT OF BUILDING (TYPE OF STOREYS)	22.0m max.	17.8 m / 5 story
SITE COVERAGE OF BUILDING(S) (%)	N/A	N/A
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	N/A	N/A

ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTERVENING RESIDENTIAL APPLICATIONS:

NUMBER OF BICYCLE PARKING SPACES	Hotel	Class I: 1 per 20 sleeping units Class II: 1 per 20 sleeping units Class III: 1 per 20 sleeping units Class IV: 1 per 20 sleeping units Class V: 1 per 20 sleeping units Class VI: 1 per 20 sleeping units Class VII: 1 per 20 sleeping units Class VIII: 1 per 20 sleeping units Class IX: 1 per 20 sleeping units Class X: 1 per 20 sleeping units Class XI: 1 per 20 sleeping units Class XII: 1 per 20 sleeping units Class XIII: 1 per 20 sleeping units Class XIV: 1 per 20 sleeping units Class XV: 1 per 20 sleeping units Class XVI: 1 per 20 sleeping units Class XVII: 1 per 20 sleeping units Class XVIII: 1 per 20 sleeping units Class XIX: 1 per 20 sleeping units Class XX: 1 per 20 sleeping units Class XXI: 1 per 20 sleeping units Class XXII: 1 per 20 sleeping units Class XXIII: 1 per 20 sleeping units Class XXIV: 1 per 20 sleeping units Class XXV: 1 per 20 sleeping units Class XXVI: 1 per 20 sleeping units Class XXVII: 1 per 20 sleeping units Class XXVIII: 1 per 20 sleeping units Class XXIX: 1 per 20 sleeping units Class XXX: 1 per 20 sleeping units
----------------------------------	-------	---

NUMBER OF LOADING SPACES	N/A	1 ramp loading
DRIVEABLE WIDTH (m) (IF PROPOSED)	7.0m	7.0m
SETBACKS TO PARKING (m)		
NORTH (met)	N/A	N/A
SOUTH (met)	N/A	N/A
WEST (side)	N/A	N/A
EAST (side)	N/A	N/A
FLOOR AREA NET	~ 12,810 sqm max	2,829 sqm
FLOOR AREA RATIO (F.A.R.)	FAR 9.0 max	2.04

BUILDING (S) SETBACKS (m):

NORTH (met)	0.0m	0.0m
SOUTH (front)	0.0m	0.0m
WEST (side)	0.0m	0.0m
EAST (side)	0.0m	0.0m
DAYLIGHT ANGLE (if lower)	N/A	N/A
POOLING HEIGHT (if proposed)	18.0m max.	17.8m (variance requested)
FLOOR PLATE SIZE (if required)	N/A	N/A



231 BARNARD AVENUE
KELOWNA, B.C.
V1Y 2C6
TEL: 250.782.3001
FAX: 250.782.3002
EMAIL: info@mkhinc.ca

mkhinc
MKH INC. ARCHITECTS INC.

2020-07-22
REVISED
DP

Copyright reserved. This plan and design is the property of the author and may not be used without the author's consent.

No.	Date	Revision
1	2017-12-20	Issue for Review
2	2018-12-18	Issue for Development Permit
3	2019-10-14	Issue for revised DP
4	2020-07-22	Revised DP for zoning change
5	2020-07-22	Revised DP for zoning change

PROJECT

ST PAUL MIXED-USE
BUILDING - 5 LEVEL

1193 St Paul Kelowna V1Y 2C6

Drawing Number

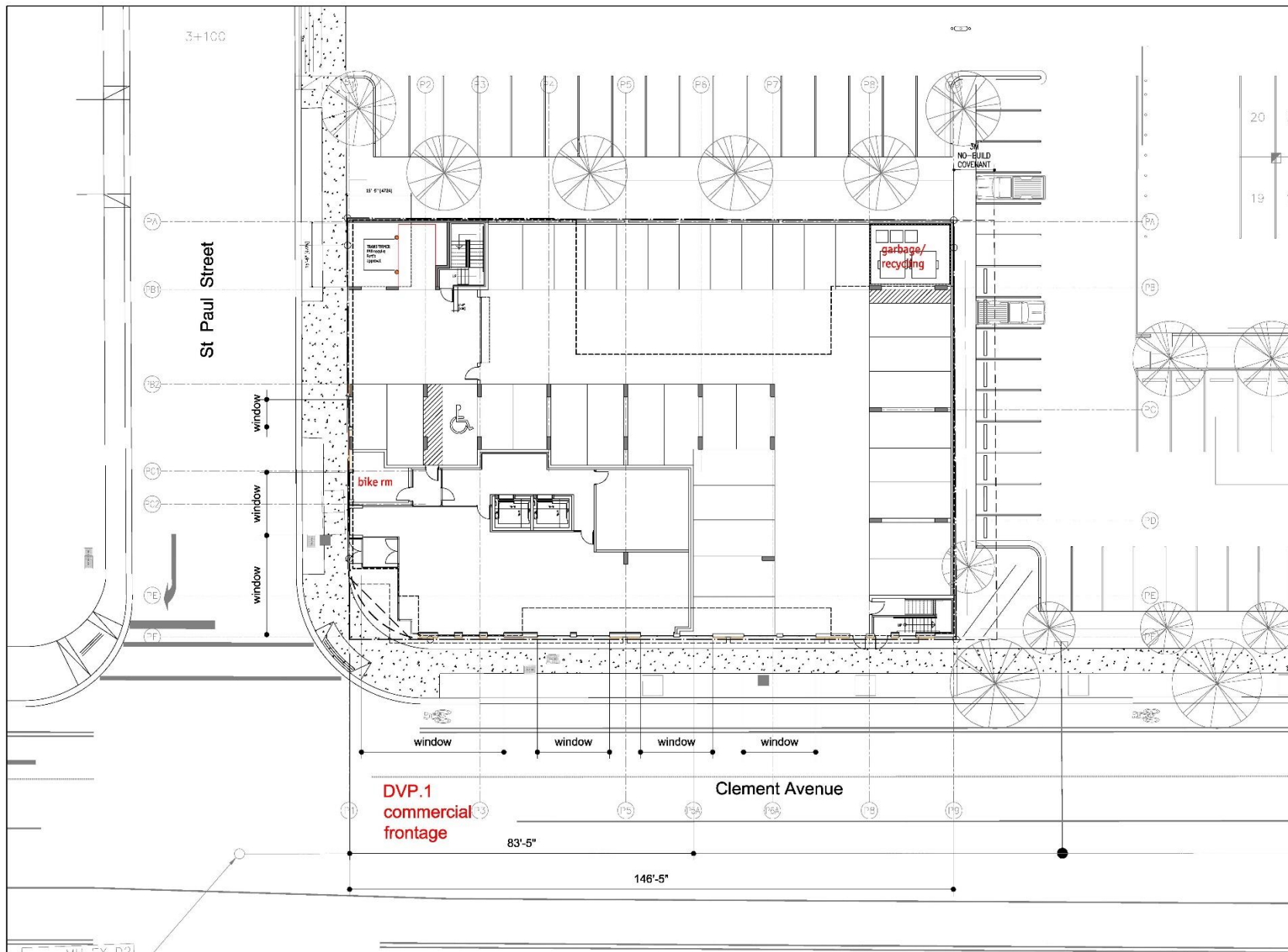
A1.01

REMARKS ARE NOT TO BE SCALE. ALL DIMENSIONS SHALL BE VERIFIED ON SITE.

Drawing Title

ZONING SUMMARY

Date	2020-07-22
Job No.	18-1148
Scale	AS SHOWN
Drawn	SK/RS
Checked	SK



233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6K6
TEL: 250.782.3001
FAX: 250.781.8000
EMAIL: ksl-mtl@shaw.ca



2020-07-22
REVISED
DP

Copyright reserved. This plan and all designs herein are the exclusive property of Mekleigh Architects Inc. and may not be used without the written consent.

No.	Date	Revision
1	2017-12-20	Submit to Review
2	2018-1-10	Issue for Development Permit
3	2018-11-04	Issue for revised DP
4	2020-03-01	Revised DP to comply City comments
5	2020-07-22	Revised DP to comply City comments

Project Title
**ST PAUL MIXED-USE
BUILDING - 5 LEVEL**

1193 St Paul Kelowna V1Y 2C6

Drawing Number

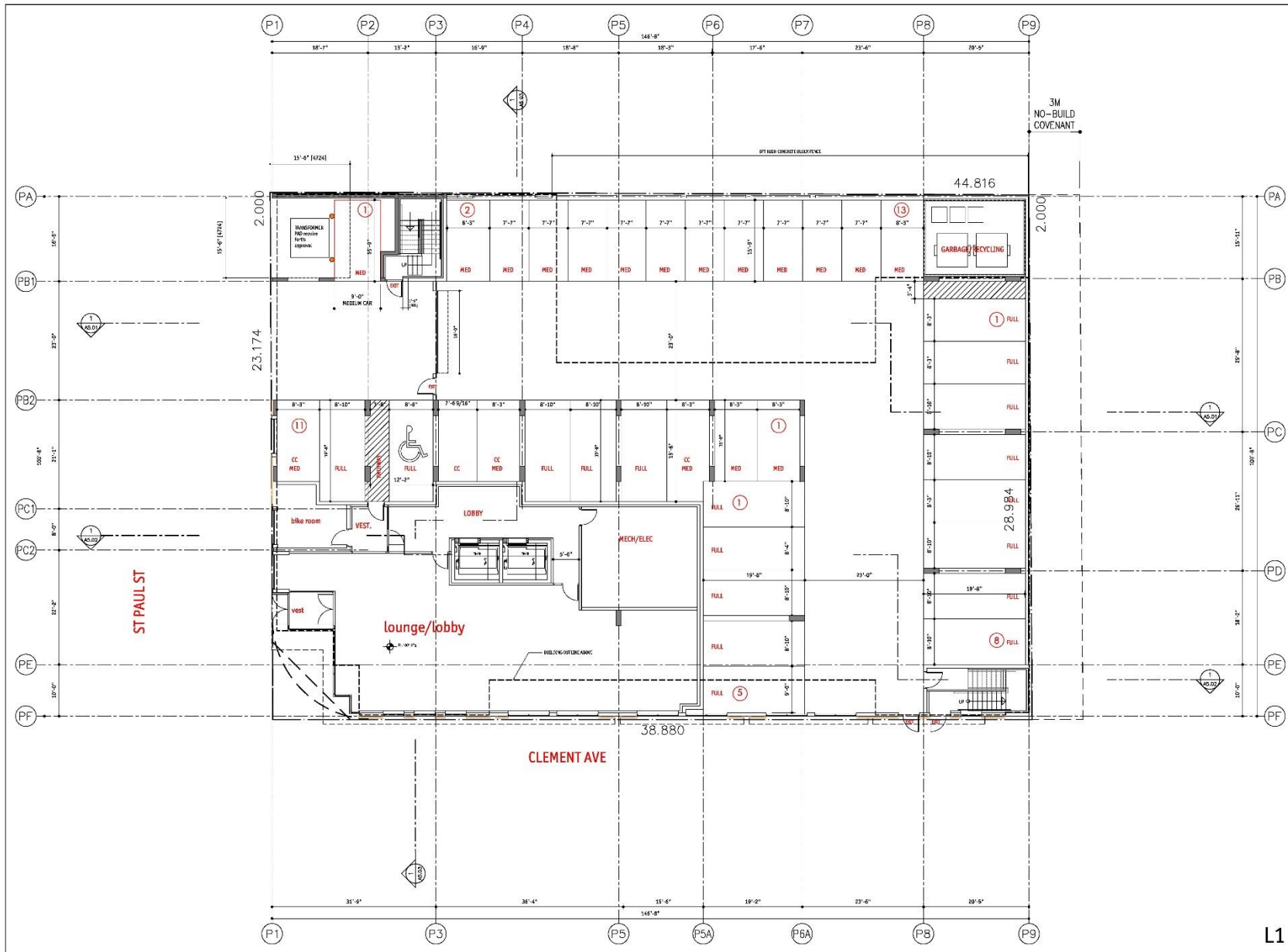
A2.01

QUANTITIES AND COST TO BE OBTAINED
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

Drawing Title
SITE PLAN

scale: 1"=10'-0"

Date	2020-07-22
Job No.	19-1245
Scale	A2.01
Drawn	SK/TS
Checked	JH



235 BERNARD AVENUE
 REGINA, S.C.
 29405
 TEL: 252.782.3001
 FAX: 252.782.3002
 EMAIL: info@mmawc.com

m+m
 WEKLEJOHN ARCHITECTS INC.

2020-07-22
 REVISED
 DP

TRUE
 NORTH

Copyright reserved. This plan and design is the property of Weklejohn Architects Inc. and may not be used without the firm's consent.

No.	Date	Revision
1	05/17/2020	Submit to Review
2	05/18/2020	Issue for Development Permit
3	05/19/2020	Issue for revised DP
4	06/01/2020	Revised DP to comply City comments
5	06/01/2020	Revised DP to comply City comments

Project Title
**ST PAUL MIXED-USE
 BUILDING - 5 LEVEL**

1193 St Paul Kelowna V1Y 2C6

Drawing Number

A3.01

DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS SHALL BE VERIFIED ON-SITE.

Drawing Title
LEVEL 1 PLAN

scale: 1/8"=1'0"

Date	08/01/20
Job No.	19-1240
Scale	AS SHOWN
Drawn	SWB
Checked	JH

L1



233 BERNARD AVENUE
 BIRMINGHAM, AL 35203
 TEL: 205.782.3000
 FAX: 205.782.3001
 EMAIL: info@mmawc.com



2020-07-22
 REVISED
 DP



Copyright reserved. This plan and design layout of all
 given measures the exclusive property of M&M
 Architects Inc. and may not be used without its written
 consent.

No.	Date	Revision
1	07/13/2020	Submit to Review
2	07/15/2020	Issue for Development Permit
3	07/15/2020	Issue for Revised DP
4	07/15/2020	Revised DP to comply City comments
5	07/15/2020	Revised DP to comply City comments

Project Title
 ST PAUL MIXED-USE
 BUILDING - 5 LEVEL

1193 St Paul Keltown V17 206

Drawing Number

A3.02

Drawings are not to be scaled.
 ALL DIMENSIONS SHALL BE VERIFIED ON-SITE

Drawing Title
 LEVEL 2 PLAN

scale: 1/8"=1'0"

Date	08/01/20
Job No.	19-1240
Scale	AS SHOWN
Drawn	SM/JS
Checked	JM

L2



233 BERNARD AVENUE
REDFORD, B.C.
V7Y 1G6
TEL: 250.782.3001
FAX: 250.781.8707
EMAIL: info@mmak.ca



2020-07-22
REVISED
DP

Copyright reserved. This plan and building layout of all
shown sections are the exclusive property of M+M Architects
Inc. and may not be used without its written
consent.

No.	Date	Revision
1	2017-12-05	Submit to Review
2	2018-11-01	Issue for Development Permit
3	2019-11-14	Issue for revised DP
4	2020-03-01	Revised DP to comply City comments
5	2020-07-22	Revised DP to comply City comments

Project Title

ST PAUL MIXED-USE
BUILDING - 5 LEVEL

1193 St Paul Kelowna V1Y 2C6

Drawing Number

A3.03

Drawings are not to be scaled.
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

Drawing Title

LEVEL 3 PLAN

scale: 1/8"=1'0"

Date	2020-07-22
Job No.	19-1240
Scale	AS SHOWN
Drawn	S/WB
Checked	JW

L3



233 BERNARD AVENUE
REDFORD, B.C.
V5Y 6K6
TEL: 604.782.3001
FAX: 604.782.3002
EMAIL: info@mmaw.ca

m+m
MEKLEJOHN ARCHITECTS INC.

2020-07-22
REVISED
DP

TRUE NORTH

Copyright reserved. This plan and all design elements are the exclusive property of Meklejohn Architects Inc. and may not be used without the firm's consent.

No.	Date	Revision
1	2017-12-20	Initial Design
2	2018-11-15	Issue for Development Permit
3	2019-11-14	Issue for revised DP
4	2020-03-01	Revised DP to comply City comments
5	2020-07-22	Revised DP to comply City comments

Project Title
ST PAUL MIXED-USE BUILDING - 5 LEVEL

1193 St Paul Kelowna V1Y 2C6

Drawing Number
A3.04

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON-SITE.

Drawing Title
LEVEL 4 PLAN

scale: 1/8"=1'-0"

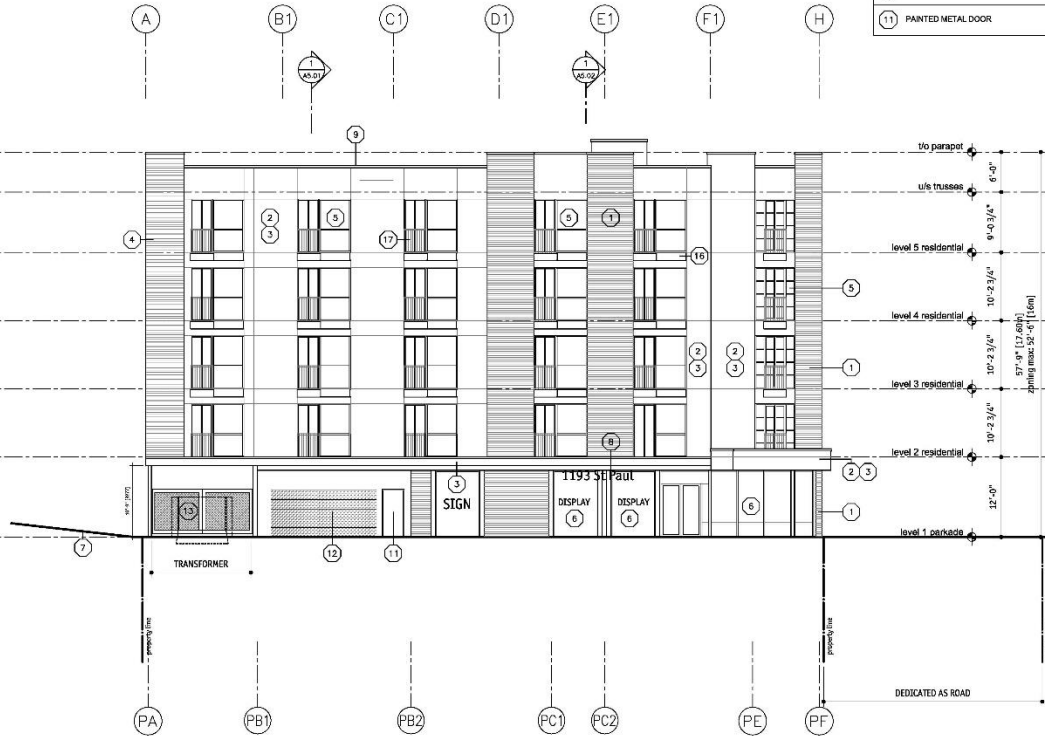
Date	Drawn
2020-07-22	MM

Drawn: MM

Checked: MM

2020-07-22
REVISED
DP

ELEVATION KEY NOTES	
ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUFACTURER'S STANDARD LINE OF COLOURS.	
1 BRICK VENEER	12 PREFINISHED METAL OIL DOOR
2 STUCCO CONTROL JOINT	13 CHAIN LINK GATE
3 STUCCO FINISH	14 ALUMINUM / GLASS RAILING
4 CORRUGATED METAL SIDING	15 LIGHT FIXTURE
5 VINYL FRAMED RESIDENTIAL WINDOWS / DOORS	16 WALL MOUNTED ALUMINUM CANOPY
6 ALUM. WINDOWS / DOORS	17 ALUM. PICKETS GUARDRAIL
7 FINISHED GRADES (SEE CIVIL/LANDSCAPE)	18 EXPOSED CONCRETE BLOCK
8 SIGNAGE	19 PERFORATED METAL CLADDING
9 PREFINISHED SHEET METAL FLASHING	20 PREFINISHED RAIN WATER LEADER
10 EXPOSED ARCHITECTURAL CONCRETE FINISH	
11 PAINTED METAL DOOR	



Copyright reserved. This plan and design forms of all
rights reserved. The exclusive property of Mekleigh
Architects Inc. and may not be used without its written
consent.

No.	Date	Revision
1	2017-12-20	Submit to Review
2	2018-1-10	Issue for Development Permit
3	2018-11-24	Issue for revised DP
4	2020-03-05	Revised DP for council City comments
5	2020-07-22	Revised DP for council City comments

Project Title

ST PAUL MIXED-USE
BUILDING - 5 LEVEL

1193 St Paul Kelowna V1Y 2C6

Drawing Number

A4.01

Drawings are not to be scaled.
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

Drawing Title

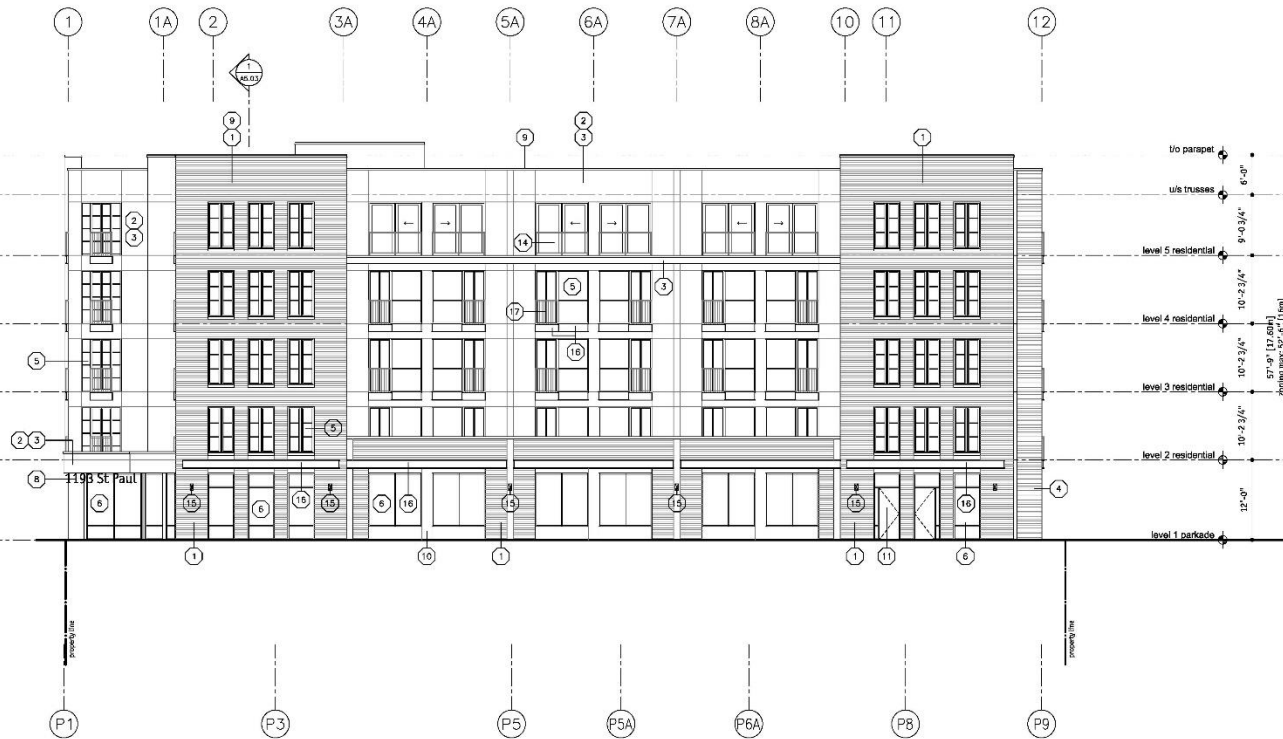
BUILDING ELEVATION

scale: 1/8" = 1'0"

Date	2020-07-22
Job No.	191-1742
Scale	A4.01
Drawn	SM/TS
Checked	JH

2020-07-22
 REVISED
 DP

NOTE:
 SEE A4.01 FOR ELEVATION KEY NOTE LEGEND
 & KEY PLAN



Copyright reserved. This plan and design is one of our
 own creation. It is the exclusive property of Meklejohn
 Architects Inc. and may not be used without written consent.

No.	Date	Revision
1	2020-07-22	Submit to Review
2	2020-07-22	Issue for Development Permit
3	2020-07-22	Issue for Review DP
4	2020-07-22	Revised DP to comply City comments
5	2020-07-22	Revised DP to comply City comments

Project Title

ST PAUL MIXED-USE
 BUILDING - 5 LEVEL

1193 St Paul Kelowna V1Y 2C6

Drawing Number

A4.02

Drawings are not to be scaled.
 ALL DIMENSIONS SHALL BE VERIFIED ON SITE

Drawing Title
BUILDING ELEVATION

scale: 1/8" = 1'0"

Drawn	SKP
Checked	JM

m+m a
MEIKLEJOHN ARCHITECTS INC.

Copyright reserved. This plan and design is an architectural drawing, the exclusive property of Neill/James Architects Inc., and may not be used without the Architects' consent.

No.	Date	Revision
1	2017-12-02	Owner's Review
2	2018-1-16	Issue for Development Permit
3	2018-11-14	Issue for revised DP
4	2020-20-05	Revised DP to comply City comments
5	2020-07-22	Revised DP to comply City comments

ST PAUL MIXED-USE
BUILDING - 5 LEVEL

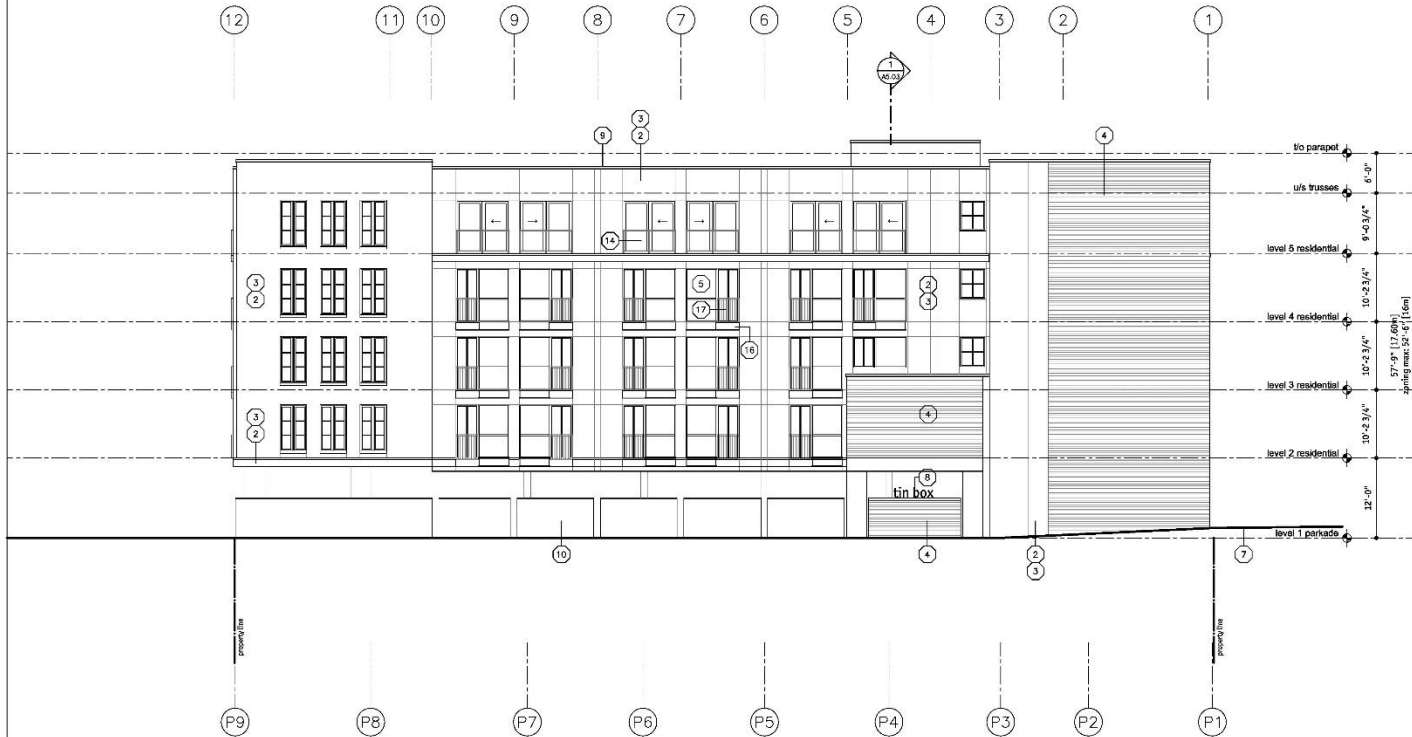
A4.03

Drawing title
BUILDING ELEVATION

Date	2010-07-22
Job No.	10-1748
Scale	AS Shower
Drawn	SW/25
Checked	JM

2020-07-22
REVISED
DP

NOTE:
SEE A4.01 FOR ELEVATION KEY NOTE LEGEND
& KEY PLAN



Copyright reserved. This plan and design is used at all times without the exclusive property of Meklejohn Architects Inc. and may not be used without the architect's consent.

No.	Date	Revision
1	2017-12-09	Submit to Review
2	2018-11-09	Issue for Development Permit
3	2019-11-14	Issue for revised DP
4	2020-07-01	Revised DP to comply City comments
5	2020-07-22	Revised DP to comply City comments

Project Title

ST PAUL MIXED-USE
BUILDING - 5 LEVEL

1193 St Paul Kelowna V1Y 2Z6

Project Number

A4.04

EXAMPLES ARE NOT TO BE SCALE.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

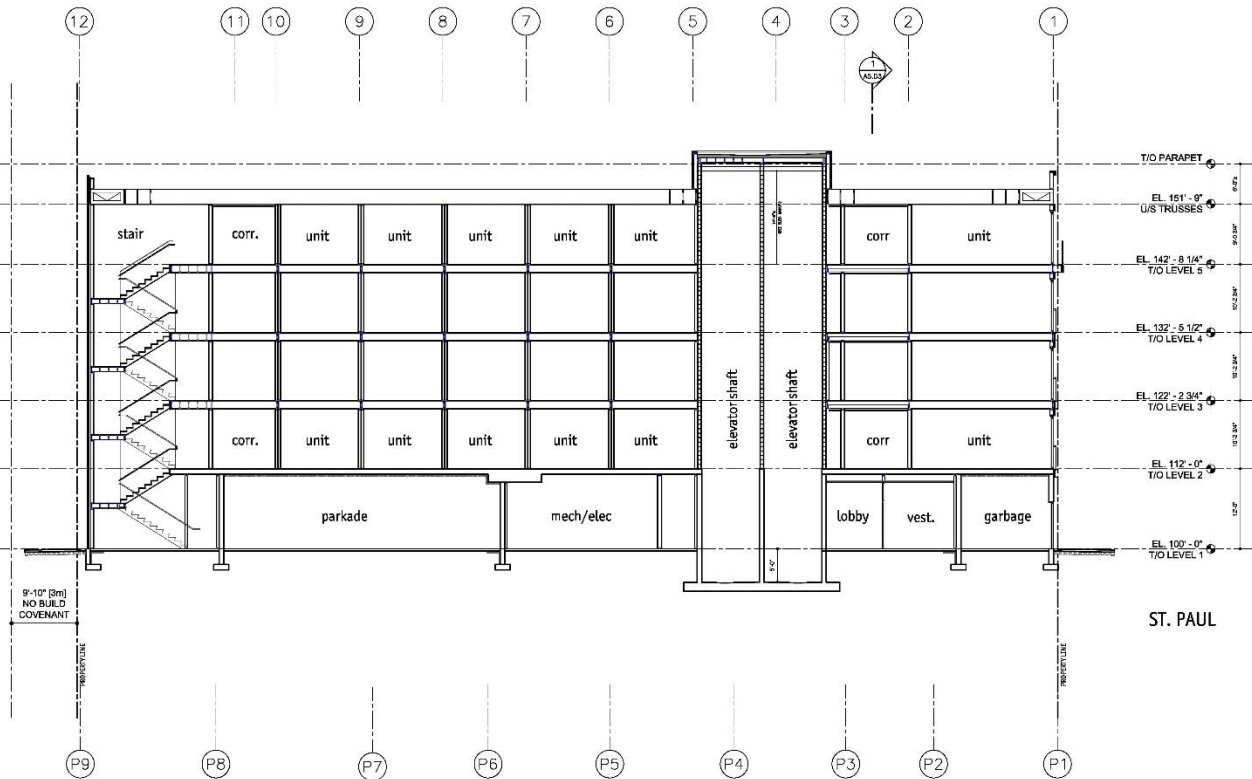
Drawing Title

BUILDING ELEVATION

scale: 1/8" = 1'0"

Date	2020-07-22
Job No.	SP-1401
Scale	AS SHOWN
Drawn	SW/TS
Checked	JH

2020-07-22
REVISED
DP



Copyright reserved. This plan and design layout of all five levels is the exclusive property of Mekleigh Architects Inc. and may not be used without its written consent.

No.	Date	Revision
1	2017-12-20	Submit to Review
2	2018-1-10	Issue for Development Permit
3	2018-11-04	Issue for revised DP
4	2020-03-01	Revised DP to comply City comments
5	2020-07-22	Revised DP to comply City comments

Project Title

ST PAUL MIXED-USE
BUILDING - 5 LEVEL

1193 St Paul Kelowna V1Y 2C6

Drawing Number

A5.02

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON SITE.

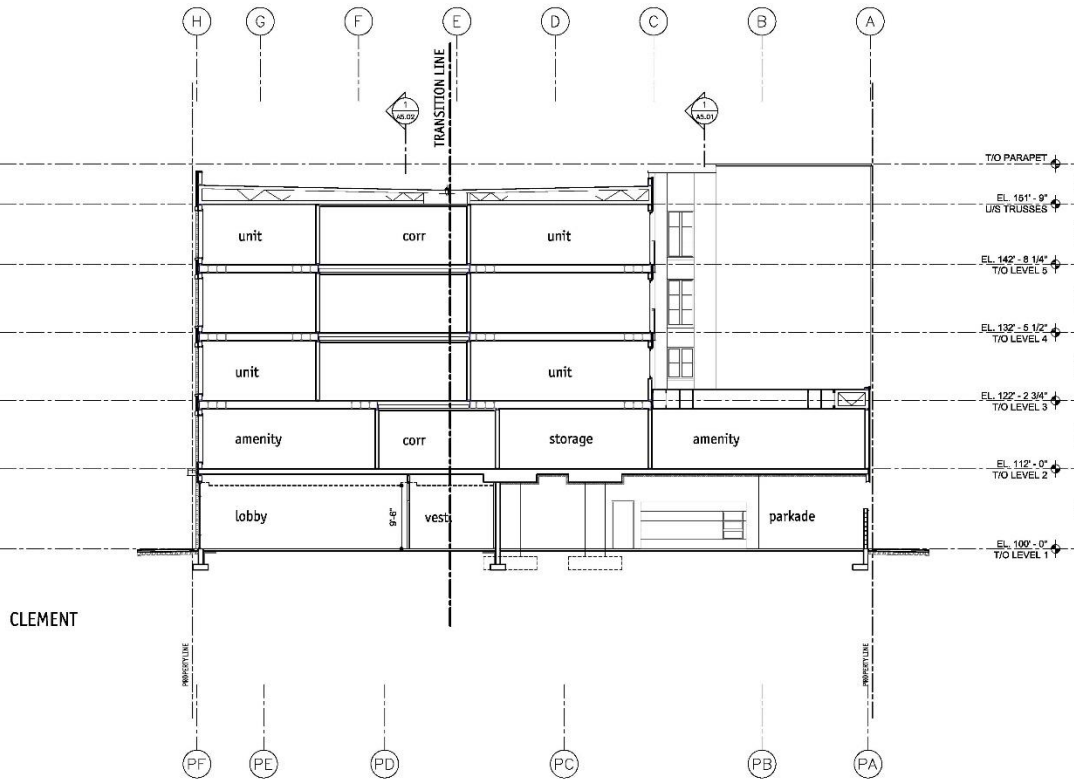
Drawing Title

BUILDING SECTION 2

scale: 1/8" = 1'0"

Date	2020-07-22
Job No.	191-1740
Scale	AS SHOWN
Drawn	SM/TS
Checked	JM

2020-07-22
REVISED
DP



Copyright reserved. This plan and design based on all
drawings are the exclusive property of Meklejohn
Architects, Inc. and may not be used without written consent.

No.	Date	Revision
1	2017-12-20	Revised to Rework
2	2018-11-17	Issue for Development Permit
3	2018-11-14	Issue for revised DP
4	2020-03-08	Revised DP for zoning City comments
5	2020-07-22	Revised DP for zoning City comments

Project Title

ST PAUL MIXED-USE
BUILDING - 5 LEVEL

1193 St Paul Kelowna V1Y 2C6

Drawing Number

A5.03

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.

Drawing Title

BUILDING SECTION 3

scale: 1/8" = 1'0"

Date	2020-07-22
Job No.	19-1040
Scale	As Shown
Drawn	SM/JS
Checked	JM